Davidson County DEEDWARR
Recvd: 10/29/02 11:23 2pgs
Fees:13.00 Taxes:157.25
20021029-0132353

39-B

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of October, 2002.

Notary Public

My Commission Expires: 7/23/03

CATHY LINEBERRY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jeff Hime
370 Wallace Road D-4
Nashville, Tennessee 37211

SEND TAX BILLS TO:
US Bank National Assoc. ND
4325 17th Ave. SW
Fargo, ND 58103

MAP-PARCEL NUMBERS:
147-030-B-034.00 co

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michele Johnson, an unmarried woman** hereinafter referred to as Grantors, hereby transfers and conveys to **Jeff Hime, unmarried,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Williamson County, State of Tennessee described as follows, TO WIT:

A certain Condominium Unit D-4, Southern Hills Condominiums in Davidson County, Tennessee, as created under Title 66, Sections 2701 et seq., as amended Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, page 502, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plan of Southern Hills Condominium Apartments, of record in Exhibit A-2, said Register's Office to which plan reference is made for a more complete description.

Being the same property conveyed to Michele Johnson, unmarried, by Warranty Deed from L & D Holdings of record in Instrument No. 2000 103001 07317, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

Easement for Sewer of record in Book 4435, page 29, Register's Office for Davidson County, Tennessee.

Easement for Sewer/ Storm Drainage of record in Book 6695, Page 22, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 6576, page 69, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 6594, page 502, and Book 7044, page 209, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 370 Wallace Road D-4, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28th day of October, 2002.

Michele Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michele Johnson, an unmarried woman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of October, 2002.

Notary Public

My Commission Expires: [illegible]